

AGENDA
Regular City of Eureka Planning Commission Meeting
Monday, May 8, 2006 5:30 P.M.
City Council Chambers, 2nd Floor City Hall,
531 “K” Street, Eureka, CA

Community Development Department (707) 441-4160

Accessibility Notice: The meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other special needs must be requested of the City Clerk at 441-4175 in advance of the meeting. This agenda and other materials are available in alternative formats upon request.

I. ADMINISTRATION OF THE OATH OF OFFICE

Pamela Service

II. ROLL CALL

III. SALUTE TO THE FLAG

IV. APPROVAL OF MINUTES

Approval of April 10, 2006 regular meeting minutes.

V. PUBLIC HEARINGS

A. *Continued/Rescheduled Public Hearings*

None

B. *New Public Hearings*

1. Project Title: ***New Alzheimer’s Center***; Project Applicant: Humboldt Senior Resource Center (HSRC); Case No: C-04-001/V-04-004/M-04/002; Project Location: 1925 California Street, APN 004-146-009, primary site for project; 1910 California Street, APN 004-146-012, site of the existing Adult Day Health Services facility; General Plan Designation: Medium Density Residential (MDR), High Density; Residential (HDR); Zoning Designation: Multi-Family Residential (RM-2500, RM-1000); Project Description: The applicant is requesting 1) a conditional use permit for the construction of a new Alzheimer’s Center as a “Charitable Institution”, which is a conditionally permitted use in a Multi-Family Residential zone; 2) a variance to allow the project to provide 16 on-site parking spaces for the new facility where the

EMC requires 33 on-site parking spaces; 3) a variance to allow a loading berth to be located within the front-yard setback, and to be 21 feet in length where the Code requires 25; 4) a variance to allow a 5-ft. front yard setback where the EMC requires 15 feet; 5) a variance to allow a floor-area ratio of 81% where the EMC requires a maximum of 50%. A merger of the two above listed Assessor's parcels will be required. The proposed project involves the removal or demolition of an existing single-family residence, a garage, and a storage shed and the subsequent construction of a two-story facility with a total floor space of approximately 13,180 square feet. A total of 16 new off-street parking spaces will be constructed to serve the new facility. There are 6 existing parking spaces currently located on the Adult Day Health Services parcel at 1901 California Street that will be reconstructed and incorporated into the new parking area. The first floor of the proposed facility is designed specifically for therapeutic Alzheimer's care and includes the following features: a reception area, a day room, a dining room, a kitchen, a nursing room, a physical therapy room, an art/music therapy room, a mixed use activity room, bathrooms, an indoor walking circuit, a fenced garden area, and six office spaces. The first floor contains approximately 7,950 square feet of floor space. Two stairways and an elevator will service the second floor of the building. The second floor includes additional storage space, space for an Alzheimer's resource library, public internet access, meeting space for family support groups and meeting rooms to provide Alzheimer's education to community members and health professionals. In addition, there will be office space for existing staff members of the social service department, which is currently located across California Street in the Old Washington School building (HSRC). The second floor contains approximately 5,230 square feet.

In all, the facility will have the capacity to provide Alzheimer's day care services for up to 60 clients at any one time, although up to 90 clients may be enrolled in the program. The proposed facility will provide up to 19 new jobs (equivalent to 15 FTE's) for workers who will be employed in a variety of positions including social workers, activity aides, physical therapists, and transportation coordinators.

VI. BUSINESS

A. *Unfinished Business*

None

B. *New Business*

1. Adopt Resolution 2006-1, thanking Robert Spencer, DDS, for his service on the Planning Commission.

2. Planning Commission Bylaws
3. Secondary Dwelling Unit Ordinance

VII. REPORTS AND COMMUNICATIONS

A. *Directors Reports & Communications*

1. Project Title: ***Aaron Tilch, Request for a Determination as to a Use Not Listed***; Project Applicant: Aaron Tilch; Case No.: D-06-001; Project Location: 3034 H Street; APN: 011-061-005; Zoning & General Plan Designation: Office and Multi-Family Residential zone district (OR), Professional Office general plan designation (PO); Project Description: The applicant proposes to lease a 600 square-foot office space in the City's OR (Office /Multi-Family Residential) district for use as a Xerox copy machine sales office (a "Docustation"). This use is not listed within the City's OR zoning district as either an allowed use or a conditionally permitted use. Mr. Tilch has therefore, made a request of the Planning Commission to make a "Determination as to a Use Not Listed" to determine whether the proposed use should be allowed within the City's OR district.

B. *Other Reports & Communications*

VIII. ORAL COMMUNICATIONS

This section of the meeting provides Commissioners and the public an opportunity to address the Commission on any subject not appearing on the agenda. No action may be taken on any item not on the Agenda.

IX. ADJOURNMENT

To the regular Planning Commission meeting at 5:30p.m., Monday, June 12, 2006.